

**City Plan Commission  
Monday, January 31, 2011  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 1:30 PM 1 31 11**

1. File No. 101118. An ordinance extending the expiration date of zoning code regulations relating to off-premise automatic changeable message signs.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

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**Zoning – Public Hearing – 1:35 PM 1 31 11**

2. File No. 101103. A substitute ordinance relating to the change in zoning from Industrial Light to Industrial Mixed, on lands located on the northeast corner of West Vliet Street and North 4th Street, in the **6th Aldermanic District**. This zoning change was requested by MB Acquisitions, LLC to allow for possible future uses such as office or residential.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

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**Zoning – Public Hearing – 1:40 PM 1 31 11**

3. File No. 101104. A substitute ordinance relating to the change in zoning from Industrial Light to Industrial Mixed, on lands located on the north side of West McKinley Avenue and west of North Martin Luther King Jr. Drive, in the **6th Aldermanic District**. This zoning change was requested by MB Acquisitions, LLC to allow for the possible conversion of the existing building into uses such as residential or office.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

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**Zoning – Public Hearing – 1:45 PM 1 31 11**

4. File No. 101115. A substitute ordinance relating to the Second Amendment to the General Planned Development known as Bishop's Creek, on land located on the south side of West Hampton Avenue and west of North 32nd Street, in the **1st Aldermanic District**. This zoning change was requested by the Bishop's Creek Community Development Corporation to allow for an increase in the number of residential units on the site.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gamboa

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### **Zoning – Public Hearing – 1:50 PM 1 31 11**

5. File No. 101101. A substitute ordinance relating to the change in zoning from Local Business to a General Planned Development, for commercial redevelopment, on land located on the north side of West Silver Spring Drive, south and west of West Appleton Avenue, in the **5th Aldermanic District**. This rezoning was requested by Gatlin Development Company, Inc., and will allow for the redevelopment of the site into a community-based retail and commercial development.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes  
Opposed: Bloomingdale

Second by: Gould

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### **Zoning – Public Hearing – 2:00 PM 1 31 11**

6. Resolution approving a change in hours of a blood plasma center, located at 2351 North 25th Street, relative to a Development Incentive Zone (DIZ) established by Section 295-91.0046 of the former Milwaukee Code, in the **15th Aldermanic District**. The applicant, Talecris Plasma Resources, is requesting to change the Saturday hours of operation from 8:00 am to 1:00 pm, to 8:00 am to 5:00 pm.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gould  
Opposed: Stokes

Second by: Gamboa

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### **Comprehensive Planning 1 31 11**

7. File No. 100886. Resolution approving Amendment No. 4 to the Redevelopment Plan for the Park East Redevelopment Project in the **3rd, 4th and 6th Aldermanic Districts**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gamboa

1. Accessory to a new development within the plan boundary, or directly adjacent to or across the street from such a new development, provided that the parking lot shall only serve the new development and shall not be used for public parking. 2. Limited up to 24 months. 3. Includes Type A landscape screening per 295-405-1. 4. Asphalt surface material is prohibited and temporary surface materials shall, as applicable, must obtain variance from Standards and Appeals Commission.

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### **Street & Alley Vacation 1 31 11**

8. File No. 090553 - Resolution to vacate an unimproved right turn lane at the Southeast corner of South 76th Street and West Oklahoma Avenue in the **11th Aldermanic District**. This vacation is requested by E&K Land LLC and will provide near term aesthetic control of this corner and additional land for possible future expansion.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

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**Land Division 1 31 11**

9. Resolution approving a preliminary plat known as Westlawn East, located on the south side of West Silver Spring Drive, between North 60th Street and North 64th Street, in the **2nd and 9th Aldermanic Districts**. This plat dedicates land for public rights-of-way and assembles developable blocks, to facilitate the revitalization of the eastern portion of the Housing Authority of the City of Milwaukee's Westlawn site.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Bloomingdale

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**Meeting Adjourned At: 2:30**

**By Commissioner: Stokes**

**Attendance: Gould; Stokes; Najera; Gamboa; Bloomingdale**

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**City Plan Commission  
Monday, February 21, 2011  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning 2 21 11**

1. Resolution approving the site plan and elevations for the redevelopment of the former Foster Pontiac site into two new commercial buildings, on the east side of South 27th Street and north of West Howard Avenue, in the **13th Aldermanic District**, relative to a Development Incentive Zone (DIZ) known as South 27th and Howard, established by Section 295-1007.0018 of the Milwaukee Code.

Staff Recommendation: Approve conditionally  
By Commr: Gould

Motion to: Approve conditionally\*  
Second by: Gamboa

\*Continue to work with staff on revised elevations for the north and middle buildings; clarify signage details for the sub shop tenant and the monument/freestanding sign; continue to work with staff on a revised landscape plan.

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**Zoning 2 21 11**

2. Resolution approving the expansion of an existing school, located at 2351 North 25th Street, relative to a Development Incentive Zone (DIZ) known as North Avenue Commerce Center, established by Section 295-91.0046 of the former Milwaukee Code, in the **15th Aldermanic District**.

Staff Recommendation: Approve  
By Commr: Gamboa

Motion to: Approve  
Second by: Jacquart

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**Street & Alley Vacation 2 21 11**

3. Resolution to vacate all rights-of-way located on the eastern portion of the Housing Authority of the City of Milwaukee's Westlawn Housing Project, in the area bounded by West Silver Spring Drive, North 60th Street, and North 64th Street in the **9th Aldermanic District**. This vacation was requested by the Housing Authority of the City of Milwaukee to facilitate the redevelopment of the eastern portion of the Westlawn site.

Staff Recommendation: Approve conditionally  
By Commr: Gould

Motion to: Approve conditionally\*  
Second by: Jacquart

\*Conditioned upon receipt of the petition and coordinated report from DPW, and receipt of any fees as outlined by the coordinated report, if applicable.

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**Meeting Adjourned At: 2:10 PM**

**By Commissioner: Gamboa**

**Attendance: Gamboa, Gould, Rodman, Jacquart**

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**City Plan Commission  
Monday, March 14, 2011  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning 3 14 11**

1. File No. 101342. Resolution permitting a minor modification to a Detailed Planned Development known as Pick N' Save (f/k/a Home Depot), on land located on the south side of West Good Hope Road and east of North 76th Street, in the **9th Aldermanic District**. This resolution will allow for a second drive-through at the outlot building.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Gould

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**Land Division 3 14 11**

2. File No. 101260. Resolution approving a final plat known as Westlawn East, located on the south side of West Silver Spring Drive, between North 60th Street and North 64th Street, in the **2nd and 9th Aldermanic Districts**. This plat dedicates land for public rights-of-way and assembles developable blocks, to facilitate the revitalization of the eastern portion of the Housing Authority of the City of Milwaukee's Westlawn site.

Staff Recommendation: Approve conditionally  
By Commr: Stokes

Motion to: Approve conditionally\*  
Second by: Rodman

\*DPW approval of the final plat; Engineer and Treasurer's signatures

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**Street & Alley 3 14 11**

3. File No. 070066. Resolution to vacate a portion of North 11th Street between West Wells Street and West Wisconsin Avenue, in the **4th Aldermanic District**. This vacation was requested by Marquette University with the intent to develop this area as a pedestrian mall. This portion of North 11th Street was relocated to the east as part of the Marquette Interchange Relocation Project.

Staff Recommendation: Approve conditionally  
By Commr: Stokes

Motion to: Approve conditionally\*  
Second by: Rodman

\*Conditioned upon receipt of the petition and coordinated report from DPW, and receipt of any fees as outlined by the coordinated report, if applicable.

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**Street & Alley 3 14 11**

4. File No. 070067. Resolution to vacate a portion of North 11th Street from West Wisconsin Avenue south to a point, in the **4th Aldermanic District**. This vacation was requested by Marquette University with the intent to landscape and maintain this area. This portion of North 11th Street was relocated to the east as part of the Marquette Interchange Reconstruction Project.

Staff Recommendation: Approve conditionally  
By Commr: Stokes

Motion to: Approve conditionally\*  
Second by: Rodman

\*Conditioned upon receipt of the petition and coordinated report from DPW, and receipt of any fees as outlined by the coordinated report, if applicable.

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**Meeting Adjourned At: 1:45 PM**

**By Commissioner: Rodman**

**Attendance: Najera, Rodman, Gould, Gamboa, Stokes, Jacquart**

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**City Plan Commission  
Monday, April 4, 2011  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing 1:30 PM 4/4/11**

1. File No. 101102. An ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development, for commercial redevelopment, on land located on the north side of West Silver Spring Drive, south and west of West Appleton Avenue, in the **5th Aldermanic District**. This rezoning was requested by Gatlin Development Company, Inc., and will allow for the redevelopment of the site into a community-based retail and commercial development.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Stokes

Second by: Gould

\*work with staff on final design of building exterior and parking lot decorative light fixtures

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**Street & Alley Vacation 4/4/11**

2. File No. 101107. Resolution to vacate the north-south alley in the block bounded by West Kilbourn Avenue, West Wells Street, North 12th Street and North 13th Street, in the **4th Aldermanic District**. This vacation was requested by Marquette University for the consolidation of lands on the east and west sides of the alley.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally\*

By Commr: Stokes

Second by: Jacquart

\*waiting for executed DPW petition and associated fees, if applicable

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**Meeting Adjourned At: 2:00 PM**

**By Commissioner: Stokes**

**Attendance: Gould, Najera, Jacquart, Gamboa, Stokes**

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**City Plan Commission  
Tuesday, April 26, 2011  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing 1:30 PM 4/26/11**

1. File No. 101471. An ordinance relating to the Second Amendment to the Detailed Planned Development known as Cameo Care Campus, for a building addition, on land located east of South 27th Street and south of West Grange Avenue, in the **13th Aldermanic District**. This amendment will allow for a 51-bed addition to the existing assisted living facility.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gould

Second by: Jacquart

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**Zoning – Public Hearing 1:35 PM 4/26/11**

2. File No. 101339. An ordinance relating to the change in zoning from Commercial Service to a Detailed Planned Development, for commercial development, on land located on the south side of West Main Street and west of South 70th Street, in the **10th Aldermanic District**. This rezoning was requested by Gatlin Development Company, Inc., and will allow for a community-based retail and commercial development on the site.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing

By Commr:

Second by:

After the public hearing was closed, a motion to approve conditionally failed. Since no follow up motion was made for this item, no decision was reached. This item will be scheduled at the regular City Plan Commission meeting on May 16, 2011, and the Commission will make a decision to recommend approval or denial. See link below Minutes for city attorney's opinion or double click on the following link to access the opinion: <http://city.milwaukee.gov/CityPlanCommissionCPC.htm>

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**Zoning – Public Hearing 1:45 PM 4/26/11**

3. File No. 101472. An ordinance relating to the change in zoning from Detailed Planned Development to Institutional, to allow for university-related uses, on land located on the south side of East Newport Avenue, west of North Maryland Avenue, in the **3rd Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gamboa

Second by: Gould

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**Meeting Adjourned At: 3:15 PM**

**By Commissioner: Gould**

**Attendance: Gamboa, Gould, Rodman, Jacquart**



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**City Plan Commission  
Monday, May 16, 2011  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing 1:30 PM 5/16/11**

1. File No. 101387. An ordinance relating to zoning regulations for wind energy systems.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

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**Zoning – Public Hearing 1:40 PM 5/16/11**

2. File No. 101570. A substitute ordinance relating to the change in zoning from Multi-Family Residential to Institutional, for future expansion, located on the south side of West Wisconsin Avenue, west of North 32nd Street, in the **4th Aldermanic District**. This zoning change was requested by Marquette University High School, and will allow for future expansion of the school.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Jacquart

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**Zoning 5/16/11**

3. Resolution approving the site plan and building elevations for the University of Wisconsin-Milwaukee's new School of Public Health, located on the north side of West Juneau Avenue, east of North 10th Street, in the **4th Aldermanic District**, relative to a Development Incentive Zone (DIZ) known as The Brewery Project, established by Section 295-1007.0010 of the Milwaukee Code.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

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**Zoning 5/16/11**

4. Resolution approving the building elevations for a new residential penthouse on the River Renaissance building at 102 North Water Street, located on the south side of East Erie Street and east of North Water Street, relative to a Site Plan Review Overlay District established by Section 295-91.0021 of the former Milwaukee Code, in the **4th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Stokes

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### **Zoning 5/16/11**

5. File No. 101339. An ordinance relating to the change in zoning from Commercial Service to a Detailed Planned Development, for commercial development, on land located on the south side of West Main Street and west of South 70th Street, in the **10th Aldermanic District**. This rezoning was requested by Gatlin Development Company, Inc., and will allow for a community-based retail and commercial development on the site.

Staff Recommendation: Approve conditionally\*  
By Commr: Gamboa  
Oppose: Gould

Motion to: Approve conditionally\*  
Second by: Jacquart

\*Conditioned on removing the request for the store to be open 24 hours during Black Fridays.

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### **DPW 5/16/11**

6. File No. 101571. Communication from the Departments of City Development and Public Works relating to the "Streetscape Guidelines" prepared by Terra Engineering, Ltd. for the City of Milwaukee.

Staff Recommendation: Approve  
By Commr: Gould

Motion to: Approve  
Second by: Stokes

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**Meeting Adjourned At: 3:10 PM**

**By Commissioner: Stokes**

**Attendance: Gould, Najera, Gamboa, Stokes, Jacquart**

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**City Plan Commission  
Monday, June 6, 2011  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing 1:30 PM 6/6/11**

1. File No. 110088. This ordinance defines a chicken coop as it applies to accessory structure standards. A building permit would not be required if a chicken coop is 50 square feet or less in size and 10 feet or less in height. This ordinance also requires that buildings and structures for fowl meet the requirements of s. 78-6.5, the keeping of chickens in the city.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Bloomingdale

Second by: Gould

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**Zoning – Public Hearing 1:40 PM 6/6/11**

2. File No. 110037. A substitute ordinance relating to the change in zoning from Detailed Planned Development known as St. Michael's Hospital, to Detailed Planned Development known as Wheaton Franciscan, on land located on the north side of West Villard Avenue, generally east of North 25th Street, in the **1st Aldermanic District**. This zoning change was applied for by Wheaton Franciscan, and will permit the construction of a new Family Care Center, which will replace the existing center currently operating on the former St. Michael's Hospital property.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Stokes

Second by: Gould

\*continue to work with staff on landscaping/screening of the northeast side of the building

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**Real Estate 6/6/11**

3. File No. 110166. Substitute resolution declaring the Milwaukee Water Works property at 127 South 44th Street surplus to municipal needs and authorizing its conveyance to the State of Wisconsin, in exchange for the City's receipt of certain State-owned land at 4400 West National Avenue, and authorizing the subsequent sale of the property at 110 South 44th Street to P&H Mining Equipment, Inc. for use in connection with its business operations, in the **8th and 10th Aldermanic Districts**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Stokes

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**Meeting Adjourned At: 2:40 PM**

**By Commissioner: Gould**

**Attendance: Gould, Rodman, Stokes, Bloomingdale, Gamboa**